



ASSISTANCE ANIMAL POLICY

The terms of this policy apply to the City of Chandler Housing and Redevelopment Division (COCHRD) Conventional Public Housing Program. **This policy does apply to animals that are used to assist, support or provide service to persons with disabilities, or to service animals that visit public housing developments.**

Assistance animals are a means to provide a reasonable accommodation for an individual with a disability, but a person with a disability is not automatically entitled to have an assistance animal. Reasonable accommodation requires that there is a relationship between the person's disability and his or her need for the animal. The City of Chandler Housing and Redevelopment Division is permitted to verify that the individual requesting the assistance animal is a person with a disability and that the animal is needed to assist with the disability. As with all other disability-related inquiries, the City of Chandler Housing and Redevelopment division will not ask about the nature or severity of the resident's disability.

- A. Prior to housing any assistance animal in a conventional housing unit, the resident shall apply to the COCHRD permit for a assistance animal permit which shall be accompanied by the following:
1. Type and description of animal;
 2. **Evidence that the pet has been spayed or neutered, as applicable;**
 3. **All inoculations and licenses required by State or local law; and**
 4. **one color photograph of the assistance animal.**
- B. All residents with an assistance animal permitted to be kept under this Policy shall comply with the following rules:
1. All permitted assistance animal shall remain inside the resident's unit.
 2. Residents shall not permit their assistance animal to disturb, interfere or diminish the peaceful enjoyment of neighbors.
 - a. Complaints of disturbances or reactions of this nature shall constitute a violation of the lease and may result in the revocation of the assistance animal permit, termination of the lease agreement, or both.

In addition, the assistance animal permit may be revoked if:

- a. There is reliable objective evidence that the animal poses a direct threat to the health or safety of others that cannot be reduced or eliminated by a reasonable accommodation.
- b. There is reliable objective evidence that the animal would cause substantial physical damage to the property of others,
- c. The presence of the assistance animal would pose an undue financial and administrative burden to the pet owner, or
- d. The presence of the assistance animal would fundamentally alter the nature of the pet owner's services.

3. Residents are solely responsible for cleaning up permitted assistance animal droppings inside the unit. All droppings will be cleaned up immediately. Droppings must be disposed of by being placed in a suitable covered trash container.
 4. Residents shall take adequate precautions and measures necessary to eliminate assistance animal odors within or around the unit and shall maintain the unit in a sanitary condition at all times.
 5. If the assistance animal is left unattended for a period of twenty-four (24) hours or more, the COCHRD may authorize entrance to the dwelling unit, removal of the assistance animal and transfer of the assistance animal by proper authorities, subject to provision of Arizona law and local ordinances. The COCHRD accepts no responsibility for the animal under such circumstances.
 6. Residents shall not alter their unit or unit area in order to create an enclosure for any assistance animal.
 7. Residents are responsible for all damages caused by their assistance animals, including and not limited to the cost of cleaning of carpets and draperies and/or fumigation of units.
 8. Should any assistance animal housed in a COCHRD unit give birth, the resident shall remove from the premises all of said pets, within 24 hours of birth.
 9. Resident assistance animal owners are responsible for the safety and health of their assistance animal during those scheduled occasions when the dwelling unit is being treated for control of pests.
 10. In the event of the death of an assistance animal, the resident shall properly and immediately remove and dispose of the remains. The remains shall not be placed in any container on the grounds of a COCHRD property or in a container on COCHRD grounds.
 11. Residents must identify an alternate custodian for the assistance animal in the event of resident illness or absence from the dwelling unit. This identification of an alternate custodian must occur prior to the COCHRD issuing an assistance animal registration permit.
- C. The privilege of maintaining an assistance animal in a unit owned and/or operated by the COCHRD are subject to the rules set forth in paragraph B, above. This privilege may be revoked at any time, subject to the COCHRD Grievance Procedures, if the animal should become destructive, create a nuisance, represent a threat to the safety, health, quiet, enjoyment, and security of other residents, or create a problem in the area of cleanliness and sanitation. If the COCHRD determines, on the basis of objective facts, supported by written statements that the owner has violated a rule governing the owning or keeping of an assistance animal, the COCHRD may serve a written notice of the violation on the owner in accordance with this policy.
- D. The COCHRD shall notify the owner if the COCHRD refuses to register an assistance animal. The notice shall state the basis for COCHRD's action and shall be served on the owner as required in Paragraph C of this regulation.

CERTIFICATION

I have an assistance animal and I have received, read and understand the above policy provisions regarding the keeping of assistance animals and agree to abide by those provisions.

TENANT: _____ DATE: _____

By: _____
Its: Housing Administrative Supervisor DATE: _____

ASSISTANCE ANIMAL PERMIT

Application for written permission to keep the following type assistance animal in a dwelling unit operated under the City of Chandler Housing and Redevelopment Public Housing program is hereby made:

Type and Description of Animal

Aquarium size _____gal.

I have attached the following:

- ☐ Certificate signed by a licensed veterinarian or State/local authority that the pet has received all inoculations required by State or local law,
- ☐ verification that the dog or cat has been spayed or neutered,
- ☐ verification that the pet owner has the licenses required by the State or local law,
- ☐ a color photograph of the pet and

Designated alternate assistance animal custodian is:

Name:

Phone:

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Name:

Phone:

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I fully understand the rules and regulations regarding the privilege of keeping an assistance animal and agree to abide by those rules and regulations.

TENANT: _____ DATE: _____

By: _____
Its: Housing Administrative Supervisor DATE: _____

07/01/2004